LOT 2
JONESVILLE PB 6/57

TALLMAN RANDY EUGENE LIVING TRUST/TALLMAN RANDY EU
44170 DALES PLACE
CALLAHAN, FL 32011

2026

06-1N-25-0973-0002-0000

BUILDING CHARACTERISTICS

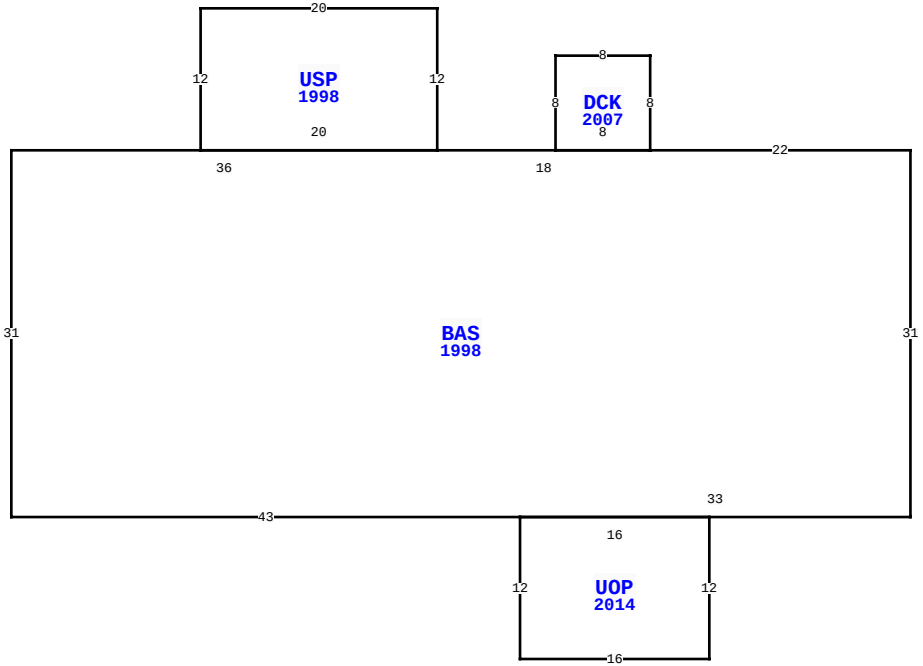
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	1998	2,356	100,576
DCK	64	15	2007	10	427
UOP	192	25	2014	48	2,049
USP	240	50	1998	120	5,123
TOTALS	2,852			2,534	108,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,534	135.5200	121.97	309,072	1998	1998	0	0	0	65.00	35.00

1 M/H 94+ 100% - 1999 Heated Area: 2356 HX Base Yr 1999



44170 DALES PL, CALLAHAN

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,175
TOTAL MARKET OB/XF VALUE		6,784
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		242,459
SOH/AGL Deduction		114,685
ASSESSED VALUE		127,774
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		71,363
TOTAL JUST VALUE		242,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003265	MH MOVE-ON	0	09/01/2000
MH982167	MH MOVE-ON	0	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2675/1504	10/25/2023	SW	U	I	11	100
GRANTOR: TALLMAN RANDY						
GRANTEE: TALLMAN RANDY EUGEN						
1229/1522	5/11/2004	WD	U	I	10	100
GRANTOR: JONES MAXINE H						
GRANTEE: TALLMAN RANDY & TAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W22 DCK=[YR=2007] N8 W8 S8 E8$ W18
USP=[YR=1998] N12 W20 S12 E20$ W36 S31 E43 UOP=[YR=2014] S12 E16 N12 W16$ E33 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	
3	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	2000	2000	3	20	499	
4	0351	CARPORT MT	0	100	35	40	1,400.00	SF	10.00	10.00	100	2004	2004	3	20	2,800	

LAND DESCRIPTION

TOTAL OB/XF 6,784

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	127,500							

REVIEW DATE 03/13/2026 BY TWA Total Acres: 5.10 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS